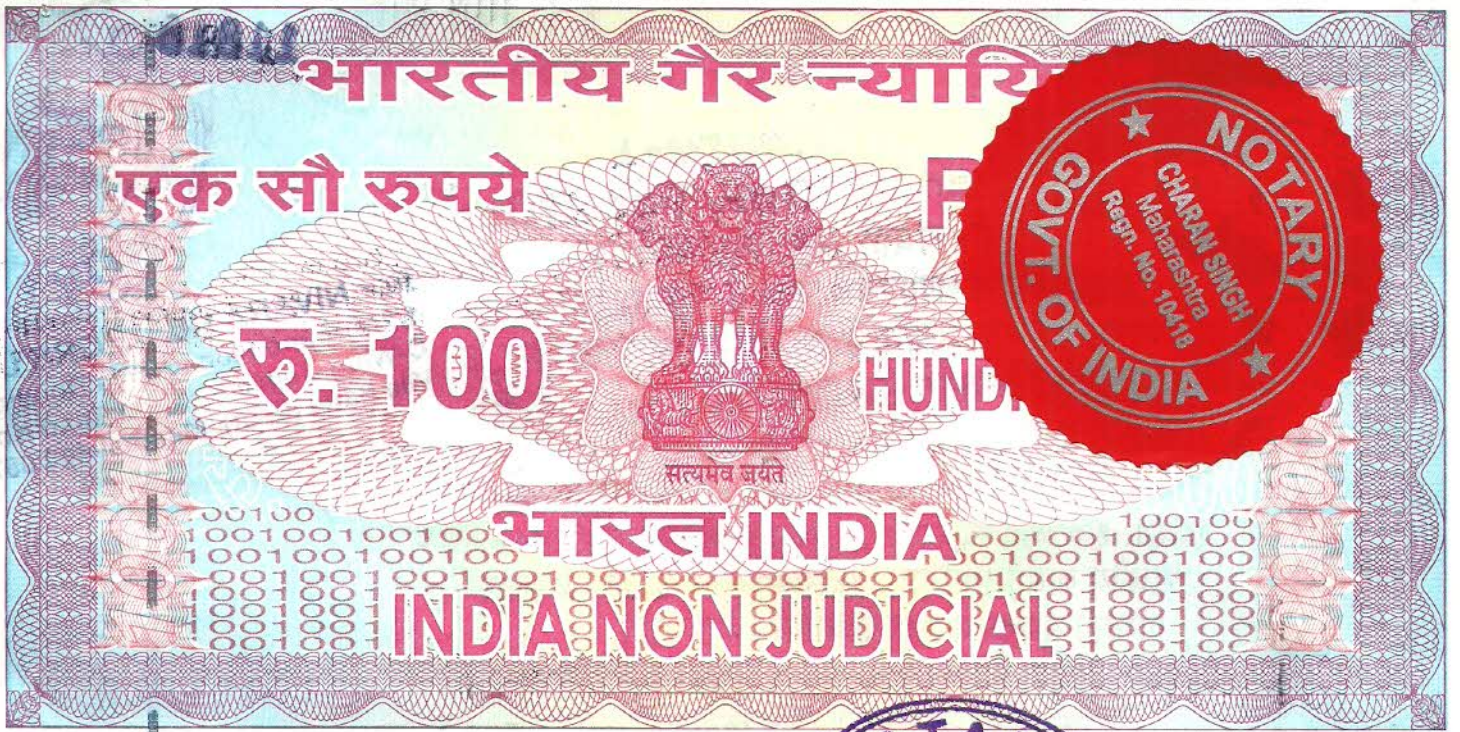
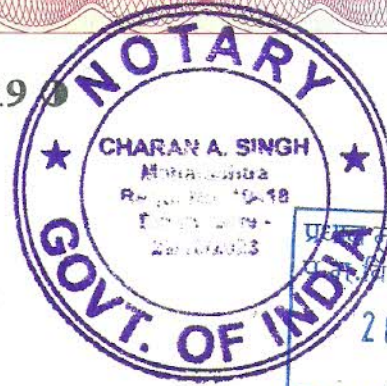




महाराष्ट्र MAHARASHTRA

2019

VA 714501



प्रमाण मुद्रांक कार्यालय, मुंबई
प्रमाण क्र. 6000099
28 MAY 2019
सक्षम अधिकारी

FORM 'B'
[See rule 3(6)]

श्री. सी. टी. आंबेकर

**DECLARATION, SUPPORTED BY AN AFFIDAVIT, WHICH
SHALL BE SIGNED BY THE PROMOTER OR ANY PERSON
AUTHORIZED BY THE PROMOTER**

Affidavit cum Declaration

Affidavit cum Declaration of Ms. **NIVARA REALTORS LLP**, promoter of the proposed project Redevelopment of Laxminath Building through its Partners Shri Prasad S. Patil & Shri Nilesh S. Patil.

We, the partners of the proposed project / duly authorized by the promoter of the proposed project do hereby solemnly declare, undertake and state as under:

1. That we have a legal title Report to the land on which the development of the project is proposed.

AND

[Signature]

N.S. Patil

11 JUN 2019

11818

Annexure-1

पत्रासाठी / Only For Affidavit

- मुद्रांक विक्री नोंदवही अनु. क्रमांक/दिनांक
२) मुद्रांक विकत घेणाऱ्याचे नाव व रहिवाशांचा पत्ता व
३) परवानाधारक मुद्रांक विक्रेत्याची सही व परवाना क्र.
तसेच मुद्रांक विक्रीचे ठिकाण/पत्ता
परवाना क्रमांक ८००००११

मुद्रांक विक्रीचे ठिकाण/पत्ता: सौ. बोंगाले
शॉप नं. १०, वांद्रे कोर्टासमोर, ए.के.मार्ग, वीरपूर, मुंबई-४०००८२

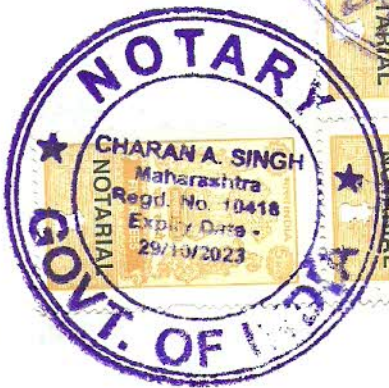
सकीय कार्यालयासमोर/न्यायालय समोर, पत्रासाठी
णेसाठी मुद्रांक कागदाची आवश्यकता नाही.

रान आदेश दि. ०१/०७/२००४ नुसार) ज्या कारणासाठी

मुद्रांक खरेदी केला त्यांनी त्याच कारणासाठी मुद्रांक

वापरणे बंधनकारक आहे.

For NIVARA REALTORS LLP
1/2, Ground Floor, Neeta Building,
C-Wing, Tejpal Scheme Road No.5,
Vile Parle (East), Mumbai-400 057.





A legally valid authentication of title of such land along with an authenticated copy of the agreement between such owners and promoter for development of the real estate project is enclosed herewith.

2. That the project land is free from all encumbrances.

3. That the time period within which the project shall be completed by promoter from the date of registration of project shall be Twenty Four months or 31/12/2021 ;

4. (b) For ongoing project on the date of commencement of the Act
(i) That seventy per cent of the amounts to be realised hereinafter by promoter for the real estate project from the allottees, from time to time, shall be deposited in a separate account to be maintained in a scheduled bank to cover the cost of construction and the land cost and shall be used only for that purpose.

5. That the amounts from the separate account shall be withdrawn in accordance with Rule 5

6. That the promoter shall get the accounts audited within six months after the end of every financial year by a practicing Chartered Accountant, and shall produce a statement of accounts duly certified and signed by such practicing Chartered Accountant, and it shall be verified during the audit that the amounts collected for a particular project have been utilised for the project and the withdrawal has been in compliance with the proportion to the percentage of completion of the project.

7. That the promoter shall take all the pending approvals on time, from the competent authorities.

8. That the promoter shall inform the Authority regarding all the changes that have occurred in the information furnished under sub-section (2) of section 4 of the Act and under rule 3 of these rules, within seven days of the said changes occurring.

N-Sptu



9. That the promoter has furnished such other documents as have been prescribed by the rules and regulations made under the Act.

10. That we shall not discriminate against any allottee at the time of allotment of any apartment, plot or building, as the case may be.

Deponent No.1

Deponent No.2

Verification

The contents of my above Affidavit cum Declaration are true and correct and nothing material has been concealed by me there from.

Verified by me at on this day of 2019.

Deponent No.1

Deponent No.2

Identified By Me

BINOD KUMAR
B.Sc. Math (H), P.C.D. EM.,
MA B
ADVOCATE HIGH COURT
Lawyers Chamber,
Bhaskar Building, Bandra Court,
Bandra (East), Mumbai-400 051



BEFORE ME

CHARAN. A. SINGH
NOTARY
Maharashtra
Govt of India

12.2 JUL 2019